



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00067 Peyton Estates Unit Four
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: March 12, 2015
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: North of Mark Twain and East of Nonap Road
Acreage: 67.32 acres
Rep District: N/A
Existing Use: Vacant
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Proposed Zoning: ETJ (Extraterritorial Jurisdiction)
Nearest Park: 1 Park (2.40 acres) proposed within subdivision.
Nearest School: Sparks Early (0.65 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area
Property Owner: People of the State of Texas
Applicant: Roe Engineering, L.C.
Representative: Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant
South: ETJ/Residential Development
East: ETJ/Vacant
West: ETJ/Vacant

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

APPLICATION DESCRIPTION

The applicant is requesting a six-month extension in accordance with Section 19.08.060 subsection H of the former subdivision code (*a six-month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other governmental entity*) for Peyton Estates Unit Four subdivision approved by the City Plan Commission on July 31, 2014. The subdivision plat expired on January 31, 2015.

The extension is due to the County of El Paso requirements for completion of the subdivision improvements prior to the recording of the plat. Planning has received concurrence from County

of El Paso.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the six month extension requested for Peyton Estates Unit Four to submit recording maps per Section 19.08.060.H – Submission for Recording of the former Subdivision Ordinance, as the delay is due to County of El Paso requirements.

If approved, the extension will be valid until **July 31, 2015**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

Planning Division Recommendation

Approval.

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

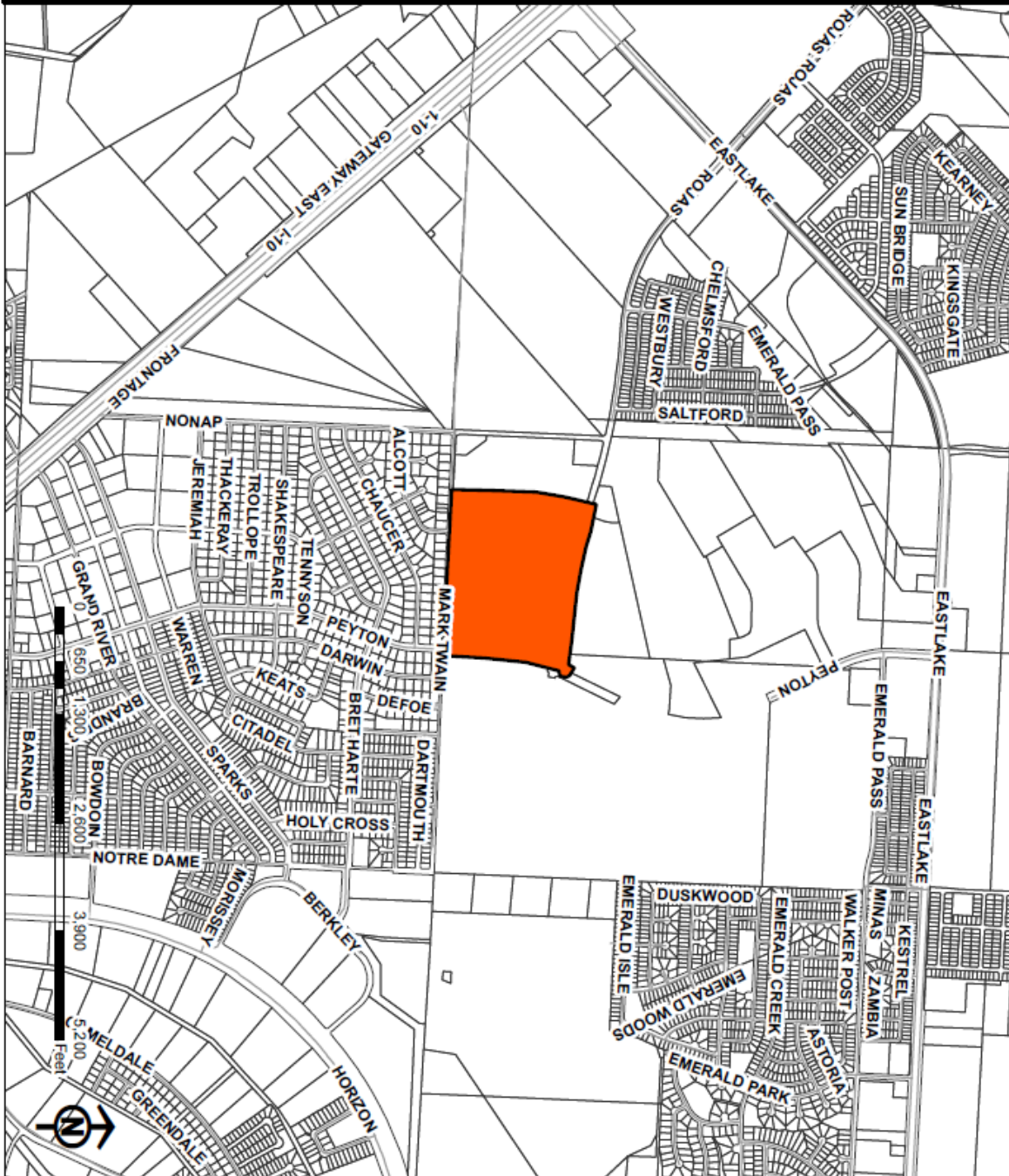
1. Prior to recording, please submit to Planning and Inspections Department—Planning Division the following, if applicable:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request
5. Application

ATTACHMENT 1

Peyton Estates Unit Four



ATTACHMENT 2

Peyton Estates Unit Four



SUSU14-00067



ATTACHMENT 4



January 26, 2015

City Development Department

801 Texas Avenue

El Paso, TX 79901

ATTN: Alfredo Austin, Planner

Re: Peyton Estates Unit Four ETJ

Mr. Austin,

We received final plat approval at CPC on July 31, 2014. The subdivision lies in the City of El Paso's 5 mile ETJ. This requires that El Paso County Roads and Bridge Department approve all the improvements prior to a plat being filed. Their regulations state that all improvements and infrastructure must be constructed prior to filing of the plat.

The construction will not be complete in time and we request a full six month extension for filing.

If you have any questions please do not hesitate to call me

Sincerely,

A handwritten signature in black ink, appearing to read "Isaac Rodriguez", is written over a horizontal line.

Isaac Rodriguez, EIT

ATTACHMENT 5

SUSU14-00067



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: DEC. 23, 2013

FILE NO. SUSU14-00067

SUBDIVISION NAME: PEYTON ESTATES UNIT FOUR

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF C.D. STEWART SURVEY NO. 318, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>37.28</u>	<u>299</u>	Office		
Duplex			Street & Alley	<u>21.80</u>	
Apartment			Ponding & Drainage	<u>1.67</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.	<u>2.40</u>	<u>1</u>	Other (specify below)	<u>2.17</u>	<u>2</u>
Park			<u>OPEN SPACE</u>		
School			Total No. Sites		
Commercial	<u>2.30</u>	<u>1</u>	Total (Gross) Acreage	<u>67.32</u>	
Industrial					

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A 5 MILE ETJ

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No

5. What type of utility easements are proposed: Underground Overhead Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE RUNOFF TO VARIOUS DRAINAGE STRUCTURES DISCHARGING TO A LOCAL POND

7. Are special public improvements proposed in connection with development? Yes No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception: ROJAS DRIVE (80' R.O.W.) AND PEYTON DRIVE (110' R.O.W.) WILL HAVE 12' LANES IN LIEU OF 11' LANES

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record STATE OF TEXAS
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer Roe Engineering, L.C. 601 North Cotton Street, Suite 6
El Paso, Texas 79902 915-533-1418
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION

OWNER SIGNATURE: [Signature]

REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.